



Staff Report PC16-012-CP

Rainbow Child Development – Concept Plan

Docket PC16-012-CP – Concept Plan – Rainbow Child Development. The petitioner is requesting approval of a Concept Plan to be known as Rainbow Child Development. The subject property is currently zoned GB and is approximately 1.17 acres. This property is located in the Maple Grove Commercial Subdivision on Whitestown Parkway and Grove Pass. The petitioner is Rainbow Child Development and the engineer is Northpointe Engineering.

Site Location

- The property is located on Block “A” within the Maple Grove Commercial Subdivision.
- Access is located off Grove Pass that runs parallel with Whitestown Parkway.

Area History

- The Maple Grove Commercial Subdivision was rezoned in 2007 under the Boone County Area Plan Commission (Ord #2007-06). The Area Plan Commission GB description differs from the newly updated Whitestown UDO.
- The WBZA approved a special exception for child care use in the GB district on this property June 2, 2016.

Concept Plan Process

The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.



The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools

☐ Parks

Proposed Development

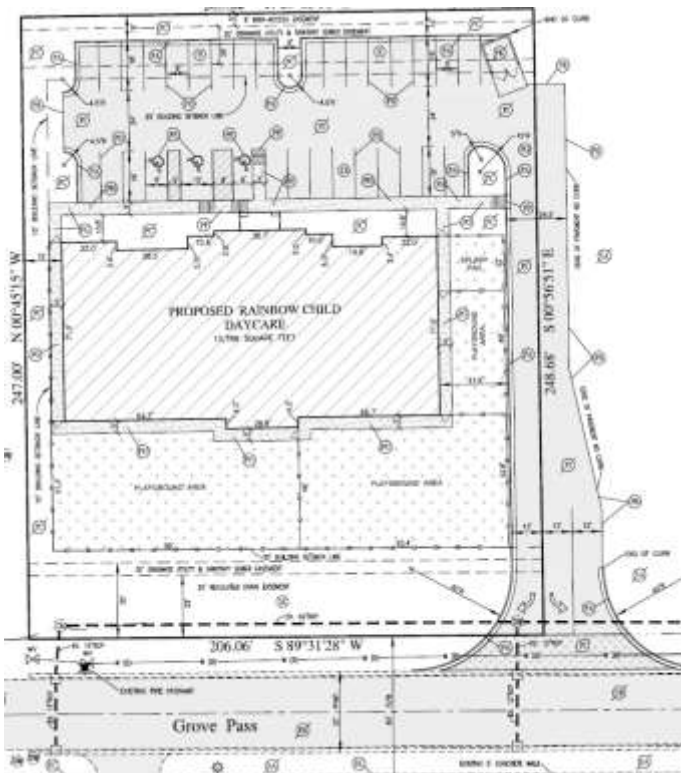
Rainbow Child Development is proposing a commercial development located along Grove Pass, east of the intersection of S 700 E and Whitestown Parkway. The site is approximately 1.17 acres and will be used as a daycare facility. The facility operates 6:30am-6:30pm Monday through Friday. The daycare facility will accommodate approximately 130 children and 15 employees and may generate up to 90 trips per day.

Access to the property will be from Grove Pass which has been built to accommodate the commercial subdivision to limit curb cuts off Whitestown Parkway. Rainbow Child Development will be one of three buildings platted within the subdivision. Below is a conceptual elevation drawing for the 10,789 square foot building:



Concept Plan

The Concept Plan is shown below:



Surrounding Zoning and Context

The subject site is currently zoned GB General Business:

- NORTH- Property to the north is zoned PB.
- SOUTH- Property to the south is zoned GB.
- EAST- Property to the east is zoned GB.
- WEST- Property to the west is zoned Zionsville jurisdiction GB.

Compliance

The proposed project is designated and zoned to be GB General Business. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval.

The WBZA approved a special exception for child care use in the GB district on this property June 2, 2016.

Some permitted Primary Uses within the GB area include: Accounting, Auditing, & Bookkeeping Service; Animal Day Care Facilities; Apparel Shop, Shoes, Custom Tailoring; Attorney Services; Art & Music Schools; Billiard & Pool Establishments; Cafeteria, Restaurant; Camera & Photographic Supply; Carry Out Restaurant; Department Store; Florists, Furrier; Grocery, Bakery, Meat & Fish; Hardware or Variety Store; Liquor Store; Jewelry Store; Medical Office; Medical & Dental Laboratories; Pet Shops; Nursing Home; Shoe Repair; Sporting Goods; Tire, Battery & Accessory Dealers; Wholesale Business.

A complete list of permitted uses are listed in Sec 2.9.b General Business Uses

Development Standards Requirements for “General Business”

Max Height of Buildings	75’
Min. Road Frontage	45’
Min. Front Yard	20’
Min. Side Yard	10’
Min. Rear Yard	10’

Staff Recommendation

Staff recommends that the WPC allow the petitioner to proceed with a development plan submittal.